

MEMORANDUM



From: Stacey Inglis
Contaminated Land Officer

To: Sharon Holman
Planning Officer

Our Ref: P/2023/0554

Your Ref: P/2023/0554

Date: 22 September 2023

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

RE: P/2023/0554 – DISCHARGE OF CONDITION 7 (VALIDATION REPORT) OF PLANING PERMISSION P/2020/0603

UNIT 6 PACIFIC PARK BRIDGE ROAD NORTH WREXHAM INDUSTRIAL ESTATE WREXHAM

The following validation report has been submitted for the discharge of condition 7 of planning permission P/2020/0603.

- EP3, Validation Report, Pacific Park, Wrexham. Reference: 14-255-R5-1. Dated August 2023

The validation report has been reviewed in conjunction with the previous reports submitted in support of planning permission P/2020/0603.

- E3P, Phase I Geoenvironmental Site Assessment, Proposed Industrial Development, Pacific Park, Wrexham. Reference: 14-255-R1-1. Dated July 2020
- E3P, Phase II Geoenvironmental Site Assessment, Proposed Industrial Development, Pacific Park, Wrexham. Reference: 14-255-R2-1. Dated May 2021.
- Email from E3P in response to memorandum of 11 June 2021. Dated 29 June 2021.
- E3P, Remediation and Enabling Works Strategy, Pacific Park, Wrexham. Reference: 14-255-R4-1. Dated July 2021.
- E3P, Ground Gas Addendum Report, Proposed Industrial Development, Pacific Park, Wrexham. Reference: 14-255-R3-1. Dated July 2021
- E3P, Remediation and Enabling Works Strategy, Pacific Park, Wrexham. Reference: 14-255-R4-1. Dated July 2021. (Amended)
- Email from Neil Campbell, pace-architecture, dated 05 August 2021.
- E3P Letter, Ground Gas Mitigation, Pacific Park, Wrexham. Dated 05 August 2021.

- EP3 Letter, Supplementary Ground Investigation Pacific Park, Wrexham. Dated 09 December 2021.

Having reviewed the above validation report I can confirm that remediation works undertaken are satisfactory with the exception of the gas membrane installation validation. Please see my comments below:

Section 5.1 – Ground Gas Protection Measures – it is stated that the validation was completed by MEC Environmental Ltd, having reviewed the site survey sheets in the validation report in Appendix VII I have noted the following issues:

- Site survey sheet dated 19/05/2022 – it is stated that the sub grade was not sufficient to lay membrane on and the verifier also witnessed concrete wagons and laser screed driving/turning wheels and sitting on the steel mesh above the membrane. The photos included show damaged steel mesh and membrane, the lorry reversing on the membrane, the sub grade and damages to the membrane. MEC went on to state that they were unable to confirm the integrity of the membrane underneath the concrete which was poured in these areas. A corrective action sheet was issued to the customer.
- Site survey sheet dated 10/06/2022 – a defect was identified which required the installation of a membrane in the area where steel reinforcement had been stored and photographic evidence should be provided that this has been done.

Please can you advise if the above issues identified by MEC Environmental Ltd have been addressed and provide relevant evidence? Furthermore, please can you provide a copy of the gas membrane installers CQA records?

I cannot recommend the discharge of condition 7 until a satisfactory response has been received and approved in writing regarding the installation of the gas protection measures detailed above.

Should you have any queries regarding the above then please contact me on Ext. 8773.



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Stacey Inglis
Contaminated Land Officer